

City Council  
Atlanta, Georgia

01- 0 -0770

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-01-29  
Date filed: 4-17-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **26-40 Boulevard, S. E. & Three (3) Rear Unnumbered Parcels** be changed from the **R-5 (Two-Family Residential)** District to the **C-2-C (Commercial Service—Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **45** of the **14th** District of Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

## EXHIBIT 'A'

ALL THAT TRACT or parcel of land lying and being in Land Lot <sup>45</sup>~~47~~ of the 14<sup>th</sup> District in the City of Atlanta, Fulton County, Georgia, being more particularly described as follows:

To find the True Point of Beginning, commence at the northeast intersection of Gartrell Street (right-of-way varies) and Boulevard (right-of-way varies), running thence North 25 degrees 56 minutes 00 seconds West a distance of 76.60 feet along the northeast side of Boulevard to a point, said point being the True Point of Beginning;

running thence North 26 degrees 23 minutes 09 seconds West a distance of 27.40 feet to a point;

running thence North 23 degrees 07 minutes 18 seconds West a distance of 26.07 feet to a point;

running thence North 24 degrees 39 minutes 09 seconds West a distance of 26.30 feet to a point;

running thence North 24 degrees 39 minutes 09 seconds West a distance of 24.60 feet to a point;

running thence North 24 degrees 39 minutes 09 seconds West a distance of 8.03 feet to a point;

running thence along an arc of a curve to the right a distance of 120.00 feet, said arc being subtended by a chord bearing North 18 degrees 55 minutes 34 seconds West a distance of 119.94 feet to an iron pin found #4RR;

thence leaving the northeast right-of-way of Boulevard and running thence South 88 degrees 30 minutes 25 seconds East a distance of 154.02 feet to a one inch square rod found;

running thence South 19 degrees 44 minutes 21 seconds East a distance of 48.00 feet to a point;

running thence North 89 degrees 17 minutes 44 seconds West a distance of 29.01 feet to a point;

running thence South 20 degrees 34 minutes 39 seconds East a distance of 26.99 feet to a point;

(continued...)

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EXHIBIT 'A' (continued)

running thence South 20 degrees 34 minutes 39 seconds East a distance of 21.09 feet to a point;

running thence South 20 degrees 34 minutes 39 seconds East a distance of 32.01 feet to an iron pin found #4RR;

running thence South 20 degrees 34 minutes 39 seconds East a distance of 16.07 feet to a point;

running thence South 20 degrees 34 minutes 39 seconds East a distance of 30.88 feet to an iron pin found #4RR;

running thence South 71 degrees 01 minutes 08 seconds West a distance of 29.24 feet to an iron pin found #2RR;

running thence South 31 degrees 10 minutes 54 seconds West a distance of 19.20 feet to an iron pin found #2RR;

running thence South 70 degrees 40 minutes 50 seconds West a distance of 63.10 feet to a point on the northeast side of Boulevard, said point being the True Point of Beginning;

as shown on survey prepared for Collier Hills Construction, Inc., by James Thomas Nesbitt, GA RLS#2572, dated 12-17-99, last revised 12-28-99.

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survey (rezoning)  
bjh\00-014 survey exh

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